

Slippery Rock Township Planning Commission

Regular Meeting Minutes: 1/10/22

Chairman, Tracy Frampton called the meeting to order at 6:34 p.m. In attendance were members Jack Lawson, Mary Purdy and Terry Doerr plus one member of the public. Mark Lazzari, planner, attended via Zoom and member Robert Steele was absent.

Terry Doerr made a motion to approve the minutes from the 12/13/2021 meeting. Jack Lawson seconded and the motion carried unanimously.

(Open Comment(s) – None) **(Review of Plan(s) – None)** **(New Business – None)**

Other Business

- **Europolish – 111 Arrowhead Drive** – Mark summarized his discussion with this proposed business in December 2021 including reference to TWP Ordinances that included: performance standards along with odor, noise and water pollution plus fire protection. Mark also discussed with Europolish if they could supply any MSDS or hazardous materials documentation on their operational procedures just so the TWP can be more educated on this business. The business noted that they are internally voting to go ahead with this business as they are in the planning stage only at this time and would get back to the TWP at a later date.
- **Small Cell Facilities and Communication Towers** – Tracy summarized the past reviews and information submitted by Mark Lazzari. Tracy continued by noting that SRPC had a couple of examples they were using for guidance. He also noted that state law limits what Townships or any local form of government can do to regulate small cell towers, but that it is probably wise to have some regulations or say within our TWP. Tracy indicated that the SRPC needs to move on to other areas or regulations for review. Mark Lazzari is to draft a proposed ordinance for the February or March meeting for final review.
- **Ordinances** – Tracy and Mark summarized the past reviews and examples that the SRPC have briefly discussed for the following:

Billboard & Signs – further discussion ensued regarding double face signs vs single face signs: clarifying the language within our ordinance needs to be done. Mark added some information, with the consensus being to address consistency on size and type of sign/billboard allowed and where they are allowed. Billboards are currently allowed in AC-1 Agricultural, I-1 Light Industrial and C-1 Highway Commercial. Tracy asked Mark to look at the PennDOT regulations for guidance also. Mark also noted that he will include some graphics for additional clarification. Tracy indicated that directional signage (enter/exit) signs and their placement needs to also be reviewed. This will continue during upcoming regular scheduled meetings.

Paving of parking lots – further discussion ensued regarding past practices and actions regarding parking requirements in accordance with the existing ordinance. Mark recommended to review and establish minimum size standards for paved parking areas while tying it to the Stormwater requirements. Tracy had discussed this with

engineer, David Neill in regards to the square footage included in the small stormwater plan with options that could be used including a small threshold for paving projects. Mark added for the SRPC to look to better define new uses in the parking requirements. Mark Lazzari will submit to the SRPC some options to consider in regards to paving of parking lots.

Heavy Industry/Heavy Manufacturing use vs Light Industry/Light Manufacturing: a brief discussion ensued. The board elected to look at these definitions and clarify uses within the ordinance.

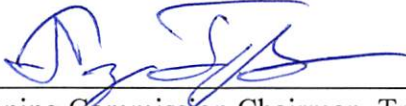
Fire Protection: Mark Lazzari also added that we should look into section 406 of zoning ordinance which makes reference to the Fire Protection Board of Fire Underwriters which may no longer be valid. Mark will confirm this with the SR VFD fire chief as to what is currently acceptable.

Correspondence

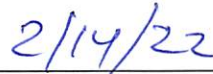
The zoning hearing board hearing for the Heilman Special Exception for a cold mix asphalt plant is scheduled for January 31st at 10 a.m. Acknowledged and no action needed.

Adjourn Meeting

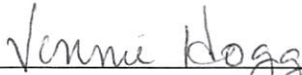
Jack Lawson made a motion to adjourn the meeting at 7:28 p.m. Mary Purdy seconded and the motion carried unanimously.



Planning Commission Chairman, Tracy Frampton



Date Approved



Minutes Submitted by Vonnie Hogg